



Hunters Ridge, Highwoods Colchester CO4 9QU

welcome to

Hunters Ridge, Highwoods Colchester

NO ONWARD CHAIN this excellent MID-TERRACE HOUSE is well-presented throughout making it PERFECT FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, North Station and the A12/A120.



Entrance

The property is entered via the front door with obscure glazed inset leading to:

Entrance Hall

Boxed electric meter and consumer unit, stairs to the first floor and a door leading to:

Living Room

Double glazed box bay window to the front aspect, electric fireplace feature, built-in understairs cupboard, radiator with decorative cover and a door leading to:

Kitchen / Dining Room

Part double glazed door opening onto the rear garden, two double glazed windows to the rear aspect, single bowl single drainer sink with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the Glow Worm boiler), built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and a heated towel rail.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank), radiator and doors leading to;

Bedroom One

Two double glazed windows to the front aspect, built-in wardrobes and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, shower head over with mixer tap, wash hand basin with mixer tap and cupboard under, low flush WC, chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, external tap and a wooden shed to the rear.

Parking

An allocated parking space is provided to the front of the adjacent property providing off road parking.



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Hunters Ridge, Highwoods Colchester

- Two Double Bedrooms
- Kitchen/Dining Room
- Charming Rear Garden
- Allocated Parking Space
- Popular Highwoods Location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109856 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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